This Instrument Prepared By:

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BILL GARRETT, Davidson County
Trans:T20110015418 DEEDTRS
Recvd: 03/15/11 14:19 3 pgs
Fees:18.00 Taxes:582.47
20110315-0020469

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Regions Bank Asset Mgmt – Mail Code: ALBH10902B 1900 4th Avenue, North, RC-9th Floor Birmingham, AL 35203	Same	Map No. 34-1 Parcel 54

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $157,425.00.

Affiant

Subscribed and sworn to before me, this 15th day of March, 2011.

Notary Public

My Commission Expires: 05-08-2012

NOTARY PUBLIC RICHARDSON STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WHEREAS, by Deed of Trust dated March 11, 2002, of record in Instrument No. 20020325-0035773, Register's office for Davidson County, Tennessee, Columbus Investigative Services, LLC, Stanley E. Marlar, Sr. and Clifford E. Craighead, conveyed to Judy P. Adkins, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument of record in Instrument No. 20110211-0012157, said Register's office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such ad appeared in the Tennessean, Davidson County A.M. Edition on February 18, 2011, February 25, 2011 and March 4, 2011; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 14th day of March, 2011, at 10:00 o'clock a.m. at the south front door of the Davidson County Courthouse, James Robertson Parkway, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at the appointed time at public outcry to the highest and best bidder for cash at which sale, Regions Bank, being the highest and best bidder, became the purchaser of said property at and for the sum of One Hundred Fifty Seven Thousand Four Hundred Twenty Five and no/100ths Dollars ($157,425.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Regions Bank, the following real estate:

The property herein to be foreclosed is described as follows:

> Tract 3
> Being Lot No. 30 on the Plan of Echo Meadows, as of record in Book 233, Page 64, Register's Office for Davidson County, Tennessee.
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> Said Lot No. 30 fronts 105 feet on the southerly side of Bluebird Drive, and runs back on the westerly side around a curved line with a radius of 25 feet to a concrete marker, and fronts 228.2 feet on Wren Road and runs back on the easterly side 287 feet to a dead line in the rear, on which it measures 193 feet.
>
> Being the same property conveyed to Columbus Investigative Services, Inc., by Warranty Deed from Robert R. Isaacs and Linda N. Isaacs, husband and wife, of record in Instrument No. 20020325-0035772, Register's Office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all current and future homestead exemption, curtesy and dower, elective or distributive share, valuation, stay, appraisement and marshalling of liens and asset rights relating to the property, as well as all statutory right of redemption, equity of redemption, reinstatement, forebearance or moratorium laws in the maker of said Deed of Trust and all persons claiming through and under said maker.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Regions Bank, its successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The real property foreclosed herein is not owner occupied residential property for purposes of Tenn. Code Ann. § 35-5-117(g) and no notice of the right to foreclosure as provided in said Code § was required to be sent to the owner and/or other interested parties. The foreclosure sale of this property did not in any way affect the continuing validity of the Deed of Trust noted herein with respect to Tract No. 1 (4320 Bernard Road, Joelton, Tennessee) and/or with respect to Tract No. 2 (804 Roundwood Forest Court, Antioch, Tennessee) and those properties continue to remain subject to the Deed of Trust described herein.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 15th day of March, 2011

David M. Smythe
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 15th day of March, 2011

Rita L. Richardson
Notary Public

My Commission Expires: 05-08-2012

RITA L. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.